

## **Minutes of the Land Use, Parks and Environment Committee - June 20, 2006**

The meeting was called to order by Chair Mitchell at 8:30 a.m.

**Present:** Chair William Mitchell, County Board Supervisors Keith Hammitt (left at 11:10 a.m.), Pauline Jaske, Walter Kolb, Vera Stroud, Keith Harenda (arrived at 8:37 a.m. and left at 10:08 a.m.), and Peter Wolff (arrived at 8:44 a.m. and left at 10:08 a.m.)

**Staff Present:** Legislative Policy Advisor Mark Mader, Legis.Associate Sandra Meisenheimer

**Also Present:** Planning & Zoning Mgr. Dick Mace, Parks System Mgr. Jim Kavemeier, Enterprise Operations Mgr. Andy Thelke, Financial Analyst Josh Fudge, Supervisor Rodell Singert, Corporation Counsel Tom Farley

### **Approve Minutes of June 6, 2006**

**Motion:** Jaske moved, second by Kolb, to approve the minutes of 6/06/06. **Motion carried 5 – 0.**

### **Executive Committee Report by Bill Mitchell of the Last Meeting on 6/19/06**

Mitchell reviewed items that were discussed and/or considered at the meeting which took place yesterday (June 19). The committee took up the following items: Update on the 2006 Audit Plan, appointment of Bonnie Morris to the Park and Planning Commission was approved, discussed changes needed to the County Code with the County Board resizing, and a status update of capital projects.

Harenda arrived at 8:37 a.m. and P.Wolff arrived at 8:44 a.m.

### **Public Comment**

Supervisor Singert asked what the vote was at the Executive Committee meeting yesterday in regard to Supervisor Bonnie Morris' appointment to the Park and Planning Commission. Mitchell replied that it was either 6–0 or 7–0. Singert said this appointment is inappropriate because there is a conflict of interests. Also, the workload should be spread out and other supervisors should be given an opportunity. Mitchell said there were others asked. Because it was a County Executive appointment, it was decided to let it stand.

### **Consider Proposed Ordinance: 161-O-016 (Rodney and Lori Scheckel) Town of Mukwonago, Section 14. Part of the SW ¼ of Section 14, T5N, R18E, Town of Mukwonago. More specifically the parcel is located at W299 S8598 S.T.H. 83. Request: Rezone from the R-H Rural Home District to the A-1 Agricultural District (ZT-1621)**

Mace reviewed the location of the rezoning in the Town of Mukwonago. The property contains approximately 6.2 acres. The proposed land use is for a single-family residence and a 1,600 sq.ft. accessory structure.

**Motion:** Jaske moved, second by P.Wolff, to approve Ordinance 161-O-016. Mace stated that the existing ordinance requirement prohibits the petitioner from building an accessory structure without getting a variance (offset or setback from the floodplain). Mace said basically the only change being made is changing the requirement for offset of an accessory structure. The Planning staff is recommending approval as it is felt that the conditions of approval address all of the issues. **Motion carried 7 – 0.**

**Consider Proposed Ordinance: 161-O-017 (Flemma Development Group, LLC) Town of Vernon, Section 4. Part of the SE ¼ of the NW ¼ of Section 4, T5N, R19E, Town of Vernon. More specifically the parcel is located on the west side of C.T.H. "XX" (Oakdale Dr.), northwest of Mill Brook Village Subdivision, approximately 1/8 mile south of the Town of Vernon and Town of Waukesha line. Request: Rezone from the RRD-5 Rural Residential Density District 5 and C-1 Districts to the R-1 Residential District (CZ-1566)**

Mace explained the rezoning amendment in the Town of Vernon on approximately 85 acres. The proposed land use is for a 31-lot residential subdivision. Mace said this site has some areas with problem soils. Although this looks relatively high and dry on the topographical map, there is a lot of typical ground water seepage out of the high hills due to heavy clays and silt in the hills.

Mace referred to Condition #5 which addresses certain lots with conditions that meet the septic standards but need grading on the site to get the house basement above the ground water. The placement of septic systems will be first before any road grading, which is the same as it was done at Summit Ponds Subdivision. The Planning staff is recommending approval subject to 11 conditions as detailed in the ordinance.

**Motion:** Kolb moved, second by P.Wolff, to approve Ordinance 161-O-017.

#### **Public Comment**

Singert stated he has talked with constituents in the adjoining subdivision who are concerned with the consistency of design being similar to their layout. Also, if this proposal would come out on Highway XX, they were concerned with the volume of the number of lots. Singert said there are serious lowlands with black soil. One of his concerns is the water table. As we build out in Waukesha County, we should be concerned about putting houses on water table black land next to a railroad. He feels this should be redesigned reducing the number of lots that are on the north side of the drive because that land is part of the environmental corridor. He is opposed to building on this type of black soil high water table land and putting houses on pads. It is unnatural and in the long run inappropriate for Waukesha County. This is overdeveloped on very poor soils, and it should be redesigned with less lots and more appropriate septic system design.

Jaske asked if 31 lots is not the right number, what do you see as the right number? Singert said the number of lots along the Environmental Corridor is too many for the capacity of the soil. He asked the committee not to approve this and to send it back to the Park and Planning Commission and the Town.

Hammitt asked about the number of lots and size. Mace said there are 31 lots on 85 acres, which is an average of 2.5 acres per lot although some of the lots are only 1 acre. P.Wolff said he was concerned with the two pie shaped lots -- #19 and #20. Hammitt said another pie shaped lot is #13.

**Motion:** Harenda moved, second by P.Wolff, to call for the question. **Motion carried 6 – 1; Mitchell voting no. On the motion, the motion carried 5 – 2; Jaske and Stroud voting no.**

**Consider Proposed Ordinance: 161-O-020 (Town of Lisbon) Section 32. Part of the NE ¼ of Section 32, T8N, R19E, Town of Lisbon. More specifically, the property is located at N58 W26372 Richmond Road, south of the intersection of C.T.H. "K" and "KF". Request: Rezone from the C-1 Conservancy District to the P-I Public and Institutional and C-1 Conservancy Districts (SZ-1611)**

Mace pointed out the location of the site containing 3.28 acres. He explained the rezoning for a new fire station. The Town of Lisbon purchased the subject property as a fire station site in 2003. The Planning staff is recommending approval as the parcel is for a needed facility, which should not adversely affect the surrounding area if appropriate measures are required in the approval of the Conditional Use and Site Plan/Plan of Operation.

**Motion:** Harenda moved, second by P. Wolff, to approve Ordinance 161-O-020.

Mader asked is this pretty far away from all of the other fire stations in the area? Mace replied that this fire station has a response time of four minutes or less to all areas being served. He said he believes this is the standard. Mace also explained where the two fire stations are in Lisbon.

**Motion carried 7 – 0.**

**Consider Proposed Ordinance: 161-O-021 (Robert Stigler) Town of Waukesha, Section 35. Part of the SW ¼ of Section 35, T6N, R19E, Town of Waukesha. More specifically, the property is located at W235 S6089 Big Bend Road, on the northwest corner of Big Bend Road and Town Line Road. Request: Rezone from the A-1 Agricultural and C-1 Conservancy Districts to R-1 Residential and C-1 Conservancy Districts under the Town of Waukesha Zoning Ordinance and zone shoreland areas to the R-1 Residential and C-1 Conservancy Districts under the Waukesha County Shoreland and Floodland Protection Ord. (SZT-1613)**

Mace explained the location of the rezoning in the Town of Waukesha, which involves approximately 47.6 acres. The property is proposed to be subdivided into sixteen lots and two outlots. The existing residence and detached garage would be retained, but the barns and silos would be removed. Mace said essentially what is being accommodated is the use of the uplands on the site to allow the sixteen lots and preserving the lowlands and wetlands along the two stream corridor. The Planning staff is recommending approval subject to one condition as detailed in the ordinance.

**Motion:** Harenda moved, second by Kolb, to approve Ordinance 161-O-021. **Motion carried 7 – 0.**

**Consider Proposed Ordinance: 161-O-018 Amend the Text of the Town of Mukwonago Zoning Code Pertaining to Section 3.08(1), (2) and (3) Regarding Conditional Use Procedures and Terminations (ZT-1619)**

Mace summarized the text amendment for the Town of Mukwonago's zoning ordinance regarding conditional use procedures and terminations. The Planning staff is recommending approval.

**Motion:** Wolff moved, second by Harenda, to approve Ordinance 161-O-018. **Motion carried 7 - 0**

**Consider Proposed Ordinance: 161-O-019 Amend the Text of the Town of Mukwonago Zoning Code to Repeal and Recreate Section 3.04(2) Pertaining to Lots Being Created which Do Not Abut a Public Road for the Full Width Requirement (ZT-1620)**

Mace reviewed the text amendment for the Town of Mukwonago's zoning ordinance as it pertains to lots being created which do not abut a public road for the full width requirement. The Planning staff is recommending approval.

**Motion:** Harenda moved, second by Jaske, to approve Ordinance 161-O-019. **Motion carried 7 – 0.**

Harenda and P.Wolff left the meeting at 10:08 a.m.

**Overview of Parks and Land Use Department Responsibilities and Activities:**

**Parks System Division**

Kavemeier gave a power point on the Parks System Division. He covered the following areas: organizational chart of employees (Park Planning & Development, Retzer Nature Center, Park Supervisors, Parks Program Specialists, Food Service Coordinator); vision statement; parks system background (first park purchased in 1926); system overview (8,000 acres of parkland, 8 major parks have 250 acres+); programs (picnicking, camping, trails, archery, boating, fishing); special events at parks; steps taken for a parkland development; park and open space plan (adopted in 1990, amended in 1996, 1998, and 2003, updated every 5 years); park acquisitions; greenway planning; legacy parkland acquisition program; implementing greenway cross-section; current development of Town of Merton; impact of parkland on property tax revenue; impact of parkland on property tax revenue/2002 Waukesha County analysis (showed 2 examples); and public opinion on parkland acquisition.

Hammitt left the meeting at 11:10 a.m.

**Enterprise Operations Division**

Thelke gave a power point on the enterprise funds. He covered the following areas: 3 golf courses -- Moor Downs in Waukesha (established in 1915); Wanaki in Menomonee Falls (established in 1970); and Nagawaukee in Delafield (established in 1966); 2 ice arenas -- Nagawaukee in Delafield and Eble in Brookfield; and the Exposition Center which is on a 165 acre site (Expo event categories, gross revenue-free use [total 2005 gross revenues were \$690,000]; and sampling of Expo Center events).

**Motion to adjourn:** Jaske moved, second by Kolb, to adjourn the meeting at 11:30 a.m. Motion carried 4 – 0.

Respectfully submitted,

Keith Harenda  
Secretary

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